

NOTICE OF PUBLIC HEARING

A public hearing will be held by the City Planning Commission in the Committee of the Whole Room, 13th Floor of the Coleman A. Young Municipal Center, on

THURSDAY, 21 APRIL 2005 at 4:45 PM

to consider AN ORDINANCE to amend Chapter 61 (Zoning) of the Detroit City Code.

Chapter 61 contains the newly adopted Zoning Ordinance for the City of Detroit. This proposed ordinance is the anticipated first amendment to the new Zoning Ordinance. It provides both substantive and non-substantive changes in the text of the Zoning Ordinance, as follows:

1. **Wireless telecommunications.** The role, authority, and procedures of the Wireless Telecommunications Site Review Committee are clarified and expanded.
2. **Design Review Advisory Committee.** A design review advisory committee is established to assist the Planning and Development Department in its review of permit application for designated overlay areas, to help determine consistency with applicable design standards.
3. **Site plan review.** The applicability of site plan review is narrowed; the eligibility for expedited review is expanded; the submittal requirements are clarified; the Buildings and Safety Engineering Department is authorized to participate in all site plan reviews.
4. **Housekeeping.** Mistaken cross-references are corrected; those able to appeal administrative decisions is clarified; procedures and guidelines of the City Planning Commission in the SD5 district are clarified; references to Michigan Building Code are inserted as appropriate; the syntax and organization of certain provisions is reorganized for greater clarity.
5. **Intensification of use.** The meaning of intensification of use is clarified and exemplified.
6. **Procedure and jurisdiction.** The order in which the Board of Zoning Appeals (BZA) must consider cases involving both appeals and variances is clarified; procedures relative to petition verification for cases heard by the BZA are clarified.
7. **Petition requirements.** Petition circulation requirements that had been referenced in licensing ordinances of the Detroit City Code are restated in Zoning with regard to amusement parks, dance halls, firearms target practice ranges, miniature golf courses, go-cart tracks, motorcycle clubs, rebound tumbling centers, certain commercial recreation facilities, concert cafes, and concert halls.

8. **Overlay areas.** The name of the Pedestrian-Retail overlay area is changed to the Traditional Main Street overlay area; the downtown and riverfront areas are removed from under the Pedestrian-Retail heading and established as a new overlay area type; two areas are added to the list of Traditional Main Street overlay areas—West Vernor/Springwells and a segment of Michigan Avenue; Planning & Development Department is authorized to develop both standards and guidelines for overlay areas; the applicability of design standards is clarified.
9. **Drop-off/pick-up areas.** The location of drop-off and pick-up areas at adult day care centers and child care centers is clarified.
10. **Established grade vs. grade plane.** The term, grade plane, is defined and replaces the term, established grade, with reference to buildings.
11. **Waste receptacles in loading/unloading zones.** The requirement for waste receptacles in off-street loading areas, recited in Chapter 22, is restated in Zoning.
12. **Accessible parking.** Signage and parking space provisions for handicapped parking are restated in Zoning.
13. **Landscaping.** The method of measurement of tree caliper is clarified.
14. **Screening.** The types of acceptable screening materials and treatments are clarified.
15. **Color guideline.** Guidelines for the intensity of façade colors are expanded.
16. **Multi-building, multi-family developments.** Design standards are clarified.
17. **Addition to building vs. new construction.** The definition of an addition to a building is contrasted to new construction.
18. **Definition.** A definition for principal structure is provided; the definition of toxic substance disposal facility is restored.

An amendment to the Zoning Ordinance requires the approval of the City Council after a public hearing by and after a report and recommendation is submitted by the City Planning Commission. You may present your views on this proposed ordinance by attending this public hearing, by authorizing others to represent you, or by writing to this office, City Planning Commission, 202 Coleman A. Young Municipal Center, Detroit, Michigan 48226.

Because some who have interest in this proposed ordinance may not have been notified, please inform your neighbors so that they too may express their opinions, if they so desire.

Copies of the draft ordinance are available from the CPC office, 224-6225.

An interpreter for the hearing impaired will be present at the meeting if requested at least 48 hours in advance. To request an interpreter, please call **224-4946**.

For additional information concerning this proposed ordinance or the scheduled hearing, call **224-3219**.

1. **Wireless telecommunications.** The role, authority, and procedures of the Wireless Telecommunications Site Review Committee are clarified and expanded.
 - 61-2-131
 - 61-2-132
 - 61-2-133
 - 61-2-134
 - 61-2-135
 - 61-2-136
2. **Design Review Advisory Committee.** A design review advisory committee is established to assist the Planning and Development Department in its review of permit application for designated overlay areas, to help determine consistency with applicable design standards.
 - 61-2-141
 - 61-2-142
 - 61-2-143
 - 61-2-144
 - 61-2-145
 - 61-2-146
3. **Site plan review.** The applicability of site plan review is narrowed; the eligibility for expedited review is expanded; the submittal requirements are clarified; the Buildings and Safety Engineering Department is authorized to participate in all site plan reviews.
 - 61-3-113
 - 61-3-121
 - 61-3-124
 - 61-3-126
 - 61-3-141
4. **Housekeeping.** Mistaken cross-references are corrected; those able to appeal administrative decisions is clarified; procedures and guidelines of the City Planning Commission in the SD5 district are clarified; references to Michigan Building Code are inserted as appropriate; the syntax and organization of certain provisions is reorganized for greater clarity.
 - 61-3-127
 - 61-4-72
 - 61-11-246
 - 61-11-264
 - 61-11-265
 - 61-11-270
 - 61-11-273
 - 61-11-275
 - 61-11-276
 - 61-12-11
 - 61-12-23

- 61-12-50
 - 61-12-61
 - 61-12-63
 - 61-12-64
 - 61-13-1
 - 61-13-21
 - 61-13-41
 - 61-13-61
 - Figure 61-13-121
5. **Intensification of use.** The meaning of intensification of use is clarified and exemplified.
- 61-3-204
 - 61-3-220
 - 61-15-13
 - 61-15-14
 - 61-15-16
 - 61-16-112
6. **Procedure and jurisdiction.** The order in which the Board of Zoning Appeals (BZA) must consider cases involving both appeals and variances is clarified; procedures relative to petition verification for cases heard by the BZA are clarified.
- 61-3-219
 - 61-3-266
 - 61-3-272
 - 61-3-306
 - 61-3-312
 - 61-12-85
7. **Petition requirements.** Petition circulation requirements that had been referenced in licensing ordinances of the Detroit City Code are restated in Zoning with regard to amusement parks, dance halls, firearms target practice ranges, miniature golf courses, go-cart tracks, motorcycle clubs, rebound tumbling centers, certain commercial recreation facilities, concert cafes, and concert halls.
- 61-12-42
 - 61-12-47
 - 61-12-48
 - 61-12-85
 - 61-12-152
 - 61-12-154
 - 61-12-160
 - 61-12-164
 - 61-12-166
 - 61-12-167
 - 61-12-223
 - 61-12-224
 - 61-12-225
 - 61-12-226
 - 61-12-27

- 61-12-238
8. **Overlay areas.** The name of the Pedestrian-Retail overlay area is changed to the Traditional Main Street overlay area; the downtown and riverfront areas are removed from under the Pedestrian-Retail heading and established as a new overlay area type; two areas are added to the list of Traditional Main Street overlay areas—West Vernor/Springwells and a segment of Michigan Avenue; Planning & Development Department is authorized to develop both standards and guidelines for overlay areas; the applicability of design standards is clarified.
- 61-7-6
 - 61-11-311
 - 61-11-312
 - 61-11-313
 - 61-11-314
 - 61-11-315
 - 61-11-323
 - 61-11-324
 - 61-11-325
 - 61-11-342
 - 61-11-343
 - 61-11-344
 - 61-11-345
 - 61-14-149
 - 61-14-281
 - 61-14-282
 - 61-14-283
 - 61-14-284
 - 61-14-285
 - 61-16-151
 - 61-16-182
9. **Drop-off/pick-up areas.** The location of drop-off and pick-up areas at adult day care centers and child care centers is clarified.
- 61-12-131
 - 61-12-133
10. **Established grade vs. grade plane.** The term, grade plane, is defined and replaces the term, established grade, with reference to buildings.
- 61-13-121
 - Figure 61-13-121
 - 61-13-152
 - 61-13-157
 - 61-16-92
 - 61-16-101

11. **Waste receptacles in loading/unloading zones.** The requirement for waste receptacles in off-street loading areas, recited in Chapter 22, is restated in Zoning.
 - 61-14-87
12. **Accessible parking.** Signage and parking space provisions for handicapped parking are restated in Zoning.
 - 61-14-126
 - 61-14-151
13. **Landscaping.** The method of measurement of tree caliper is clarified.
 - 61-14-205
14. **Screening.** The types of acceptable screening materials and treatments are clarified.
 - 61-14-221
 - 61-14-222
15. **Color guideline.** Guidelines for the intensity of façade colors are expanded.
 - 61-14-277
16. **Multi-building, multi-family developments.** Design standards are clarified.
 - 61-14-267
17. **Addition to building vs. new construction.** The definition of an addition to a building is contrasted to new construction.
 - 61-16-31
18. **Definition.** A definition for principal structure is provided; the definition of toxic substance disposal facility is restored.
 - 61-16-175
 - 61-16-182